

The Eldon City Council met in regular session on January 11, 2022 at Eldon City Hall with Mayor Potts presiding. Council members answering roll call were Tom Bedford, Stacey Doree, Brandon Potts and David Showman. Carl Culp was absent. The meeting was called to order at 6:30pm.

Motion by Showman to authorize the agenda, second by Doree, all aye, motion carried.

Mayor Potts opened the public hearing on funding for the emergency sewer repair project. Brad Grefe was present via phone. The public hearing was held on January 11, 2022, at 6:30pm at City Hall in Eldon, Iowa, for the purpose of updating the public on the status of the sewer system improvements project funded, in part, by the Community Development Block Grant (CDBG) program. Bradley J. Grefe, the grant administrator from Area 15 Regional Planning Commission (RPC), reported that in March 2020, the Iowa Economic Development Authority (IEDA) awarded CDBG funds to the City of Eldon for the purpose of making improvements to the City's sewer system. The City qualified for CDBG funds based on the HUD National Objective of "benefitting low-to-moderate income persons" (LMI). The City's estimated LMI was 55.99% based on US Census data provided by IEDA, though the project will benefit all residents of Eldon.

On June 24, 2021—during the course of construction for the original scope of work—a historic rainfall event passed through the Eldon area producing severe flash floods in Chippewa Creek. In the hours following the event, City staff and Wapello County Emergency Management identified damages to two aerial sewer crossings between Elm St. and the Des Moines River. The City applied for \$105,200 but was awarded \$115,200 in CDBG funds to complete this emergency work without local match due to the emergency nature of the repairs and the SRF disallowing a change to the existing Clean Water SRF loan. IEDA also preapproved using the engineer [Warner Engineering] and the contractor [Hagerty Earthworks] to expedite the work once an additional environmental review was completed.

After consulting with the project engineer, the proposed remediation was to abandon the aerial crossing that was completely washed out in favor of constructing a new sewer line beneath approximately 750 linear feet of K-D Ave. and 6<sup>th</sup> St. that would connect to an existing sewer main. The other aerial crossing was damaged, but not to the point of failure, so the proposed treatment was to encapsulate the pipe in reinforced concrete and adding revetment around the affected streambank to prevent further erosion.

While the engineer was in Eldon to design the repairs, an odor was noticed in the creek. Upon further investigation, it was noticed that an entire manhole upstream had been washed out. The engineer quickly consulted with the contractor and the RPC prepared a contract amendment for additional work to repair the newfound issues. To avoid repairs immediately adjacent to the creek, the engineer proposed a bypass of approximately 650-foot through the disc golf course. The additional cost of this work, including construction, engineering, and administration, was \$90,000. This amount was requested and awarded for a total project cost of \$205,200.

Construction began in November 2021. At the end of the year, Hagerty had completed nearly all the emergency work, except for the aerial crossing. The engineer's design work is complete but they are continuing the construction observation. The emergency construction work is expected to be complete by April 31, 2022.

Open for comments, concerns, and questions. No written questions were received, and no questions were asked; 9 people were in attendance.

Consent Agenda – The Consent Agenda consisted of regular meeting minutes December 14, 2021. Motion by Doree to authorize the minutes, second by Bedford, all aye, motion carried.

Motion by Showman to authorize the bills, second by Doree, all aye, motion carried.

PETITIONS AND COMMUNICATIONS – Tim Richmond was present to update the council on the AFG regional grant for new radios for the fire department. There will be a 10% match for Eldon if the grant is obtained. Motion by Doree, second by Potts, all aye, motion carried.

Motion by Doree to allow the sewer forgiveness at 302 Caster Street, second by Showman, all aye, motion carried.

Public Works – No report.

Wapello County Law Enforcement – A written report was received. Don Phillips was present to update the council.

Library – A written report was received.

Engineer – No report.

Gothic Visitors Center – A written report was received.

Fire Department – No report.

Cemetery – No report.

Trails/Parks – No report.

Eldon Athletics – No report.

Old Business –  
No bids were obtained for the triangle concrete project.

No bids were obtained for the Chippewa Creek wall.

Discussion was held on the purchase of a 45ft banner for Elm Street. Brandon Potts and Stacey Doree will contact the Opera House to seek permission to install new eyelets on their building.

Motion by Doree to authorize \$1000.00 to purchase flower pots for Elm Street, second by Showman, all aye, motion carried. Carrie Teninty and Jane Sapp will ask for contributions from property owners.

No report on the ball field lights.

New Business –Motion by Showman to allow the extension of a building permit including the installation of sewer utilities, second by Doree, all aye, motion carried.

Motion by Showman to authorize a public hearing to be held on February 8, 2022 at 6:30pm on the proposal to lease city property, second by Potts, all aye, motion carried.

Motion by Showman to authorize Resolution 2022-1 – A resolution authorizing Jerry Potts as Commissioner to Area XV Multi County Housing Authority, second by Doree, roll call vote taken, Tom Bedford yes, Stacey Doree yes, Brandon Potts yes, and David Showman yes, motion carried.

Motion by Showman to authorize Resolution 2022-2 – A resolution authorizing setting a time and place for a public hearing for the city’s proposed fiscal year 2023 budget, roll call vote taken Tom Bedford yes, Stacey Doree yes, Brandon Potts yes, and David Showman yes, motion carried.

A budget work session has been scheduled for January 18, 2022 at 5:00pm.

Motion by Showman to authorize the bid from LL Pelling for street repair, second by Potts, all aye, motion carried.

Mayor Pro-tem: Stacey Doree,  
Fire Chief: Linda Manley  
Deputy City Clerk: Patty Robertson  
City Attorney: Ryan Mitchell  
City Engineer:

Appointments of committees:

- {1} Ways, Means and Supplies: Tom Bedford & Carl Culp
- {2} Streets, alleys and sewers: Brandon Potts & Carl Culp
- {3} Buildings, grounds, claims and parks: Stacey Doree & David Showman
- {4} Judiciary, officers and accounts: David Showman & Stacey Doree
- {5} Health and Sanitation: Tom Bedford & Stacey Doree
- {6} Waterworks, electric lights, fire departments: Brandon Potts & David Showman

Motion by Doree to authorize the appointments, second by Showman, all aye, motion carried.

Motion by Showman to go into closed session under Iowa Code section 21.5(1)(i) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government, second by Doree, roll call vote taken, Bedford yes, Stacey Doree yes, Brandon Potts yes, and David Showman yes, motion carried. The council went into closed session at 7:10pm.

Motion by Showman to close the closed session, second by Doree, roll call vote taken, Bedford yes, Stacey Doree yes, Brandon Potts yes and David Showman yes, motion carried. The city council came out of closed session at 7:54pm.

Discussion was held on future grant requests from Eldon Uptown Downtown. Motion by Showman to authorize Ryan Mitchell to refine the grant writing applications process policy, second by Doree, all aye, motion carried.

Patti Durlinger updated the council on the Eldon Uptown Downtown group, their mission and the projects their group has accomplished.

Nick Sorenson was present via Microsoft Teams Meeting to explain to the council the Downtown Housing Grant. Ryan Mitchell asked about the liability for the grant. The city would be responsible for all liability regarding the grant. Discussion was held on the Downtown Housing Grant for Eldon Uptown Downtown. Motion by Bedford to table authorizing the grant, second by Showman, all aye, motion carried.

Motion by Doree to table waiving the 45 day grant submission requirement to the city, second by Showman, all aye, motion carried.

Discussion was held on rescinding Ordinance 356 – An ordinance adopting regulations on lower level residency in the 400 and 500 Block of Elm Street. The same rules to authorize an ordinance must be followed to rescind an ordinance. This will be placed on the February agenda.

Motion by Showman to go into closed session under Iowa Code section 21.5(1)(i) to evaluate the professional competency of Carrie Teninty whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session, second by Doree, Bedford yes, Stacey Doree yes, Brandon Potts yes, and David Showman yes, motion carried. The council went into closed session at 8:23pm.

Motion by Showman to close the closed session, second by Potts, roll call vote taken, Bedford yes, Stacey Doree yes, Brandon Potts yes, and David Showman yes, motion carried. The city council came out of closed session at 8:50pm.

Motion by Showman to authorize \$1.00 per hour wage increase and an additional five days of vacation each year for Carrie Teninty, second by Doree, all aye, motion carried. This is effective February 1, 2022.

Public Forum – None.

Council Discussion – David Showman asked about part-time help and snow removal.

Motion by Showman to adjourn, second by Doree, all aye, motion carried.

Meeting adjourned at 8:56pm.

Attest: Carrie Teninty